

# St. Louis County Lease Program

Updates from the St. Louis County Land and Minerals Department

December 2014

## Shoreland Lease News

### Status Report

Appraisals are required to be completed in their entirety and submitted to the County by December 15, 2014.

Appraisal information will be mailed out to current lessees sometime thereafter, **upon approval of final survey.**

Per Legislative directive, the appraisers are valuing the land *and* improvements separately, i.e. all improvements upon the designated lot as well as the land.

The preliminary survey work has been completed. When the shoreland lots were established many years ago an official survey was not conducted. This is the reason state legislation required St. Louis County to survey each lot prior to sale. Your surveyed lot lines may or may not be located exactly where you expected them to be. Please understand that your lot was surveyed using the best information available to incorporate existing improvements and to minimize the effect on your neighbors.

Final approval of the preliminary plats is underway; therefore, changes to surveyed lot lines can no longer be made. Preliminary plats are being submitted to the County Surveyor as they are received for final approval. Once approved they will go to the County Board and Records office.

**As a leaseholder, if you choose to purchase, you only have to purchase the LAND.** The improvements appraisal would apply if you chose *not* to purchase. Those shoreland lease lots not purchased and turned back to the county will be sold at public auction. The improvements appraisal

is the amount you would be paid by the purchaser for the value of your improvements.

#### Frequently asked questions:

**1) Will the appraisals go out at once (ie after Dec 15) or will some leases get them early as the appraisals come in.**

Appraisals will be mailed out by lake upon approval of final survey. This may or may not be before the December 15, 2014 appraisal deadline.

**Appraised values and purchase agreements will be presented by CERTIFIED MAIL from Hanft Fride Law Firm. Appraisals will be available when the surveys have received final approval, and will be mailed to you.**

**2) IF I choose not to lease or buy, when will I be reimbursed for my improvements?** You will be reimbursed upon sale of property at auction. We do not know at this time when the auction(s) will be held.

**3) IF I decide not to continue to lease, and the lot is offered for sale and doesn't sell, what happens to my improvements?**

We will continue to offer the lot for sale until such time it does sell.

- You may continue to lease for the duration of 2015.
- IF you choose to occupy the lease through December 31, 2015, you will pay your annual fee as usual.
- IF you choose NOT to continue to lease and or to vacate the lease mid-year; your lease fee will be pro-rated accordingly.

- All personal property except improvements, must be removed by December 31, 2015.

**4) IF I choose to continue to lease, what will be my new lease fee?**

*State Statute Chapter 236, Section 28, subd 8: the fee for a lease under this subdivision shall include the amount of the estimated property tax on the parcel if it had been returned to private ownership.*

The annual lease fee for leaseholders opting to continue in the leasing program will be the sum of the current rate times the Consumer Price Index (CPI) plus the estimated real estate property tax.

IF you continue to lease, the lease fee increase will be in effect for 2016.

**5) IF I choose to purchase, do I have to pay my 2015 lease fee.**

Yes. Your 2015 lease fee will be pro-rated and included in your closing costs.

If you decide to continue to lease, you will be billed for 2015 at time of notification.

For updated information about the shoreland lease sale process, please visit our website at:

<http://www.stlouiscountymn.gov/GOVERNMENT/AuctionsSales/ShorelandLeaseSales.aspx>



### Any Questions?

Contact the St. Louis County Land and Minerals Department at **218-726-2606**